



Lincoln Police Department  
Thomas K. Casady, Chief of Police  
575 South 10th Street  
Lincoln, Nebraska 68508

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MAYOR CHRIS BEUTLER

lincoln.ne.gov



March 31, 2008

Mayor Beutler and City Council  
City of Lincoln  
City County Building  
Lincoln, NE

Mayor Beutler and Members of the City Council:

An investigation has been made regarding the application of Box Awesome, 815 'O' Street requesting an addition to their current liquor license C-77052.

They have requested that the basement measuring approximately 130 x 25 foot be added to the liquor license.

For Council's information, the owners of the business remain the same, and background information on the owners is on file.

Box Awesome is current on the required training.

If this application is approved, it should be with the understanding that it conforms to all the rules and regulations of Lincoln, Lancaster County and the State of Nebraska.

THOMAS K. CASADY, Chief of Police



A nationally accredited law enforcement agency



PLEASE COMPLETE AND RETURN TO:  
NE LIQUOR CONTROL COMMISSION  
PO BOX 95046  
LINCOLN, NE 68509-5046

RECEIVED

MAR 27 2008

NEBRASKA LIQUOR  
CONTROL COMMISSION

FEE OF \$45.00 REQUIRED

LICENSEE'S NAME: Box Awesome LLC  
TRADE NAME: Box Awesome  
PREMISE ADDRESS: 815 05<sup>th</sup>  
CITY/COUNTY: Lincoln Lancaster  
LICENSE NUMBER: 77052 TELEPHONE: 402-310-7919

PLEASE CHECK ONE OF THE FOLLOW

☒ ADDITION/ RECONSTRUCTION    ☐ CHANGE OF LOCATION    ☐ DELETION

☐ CHANGE OF LOCATION (this application will not be accepted if the license is moving into another jurisdiction)

Address From: \_\_\_\_\_  
Indicate local governing body jurisdiction;    city or county \_\_\_\_\_

Address To : \_\_\_\_\_  
Indicate local governing body jurisdiction;    city or county \_\_\_\_\_

- 1) INCLUDE A SKETCH OF THE PROPOSED AREA TO BE LICENSED (8½ x 11 PAPER - BLUEPRINTS NOT ACCEPTED) INDICATE THE DIMENSIONS OF THE AREA TO BE LICENSED AND THE DIRECTION 'NORTH' ON THE SKETCH
- 2) SUBMIT A COPY OF YOUR LEASE OR DEED DEMONSTRATING OWNERSHIP
- 3) IF YOU DO NOT KNOW WHAT JURISDICTION YOU ARE LOCATED IN, CALL THE CITY OF COUNTY CLERK
- 4) IN ORDER TO CLARIFY YOUR CHANGES, AN ATTACHED EXPLANATION IS ALWAYS WELCOME

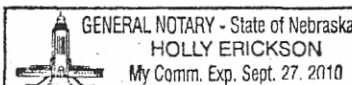
AFFIDAVIT

THE ABOVE REFERENCE REQUEST, AS FILED, WILL COMPLY WITH THE RULES AND REGULATIONS OF THE NEBRASKA LIQUOR CONTROL ACT.

James H. Moore  
SIGNATURE OF LICENSER

SUBSCRIBED IN MY PRESENCE AND FIRST DULY SWORN TO BEFORE ME ON THIS 21<sup>st</sup> DAY OF MARCH, 2008

Holly Erickson  
NOTARY PUBLIC'S SIGNATURE & SEAL



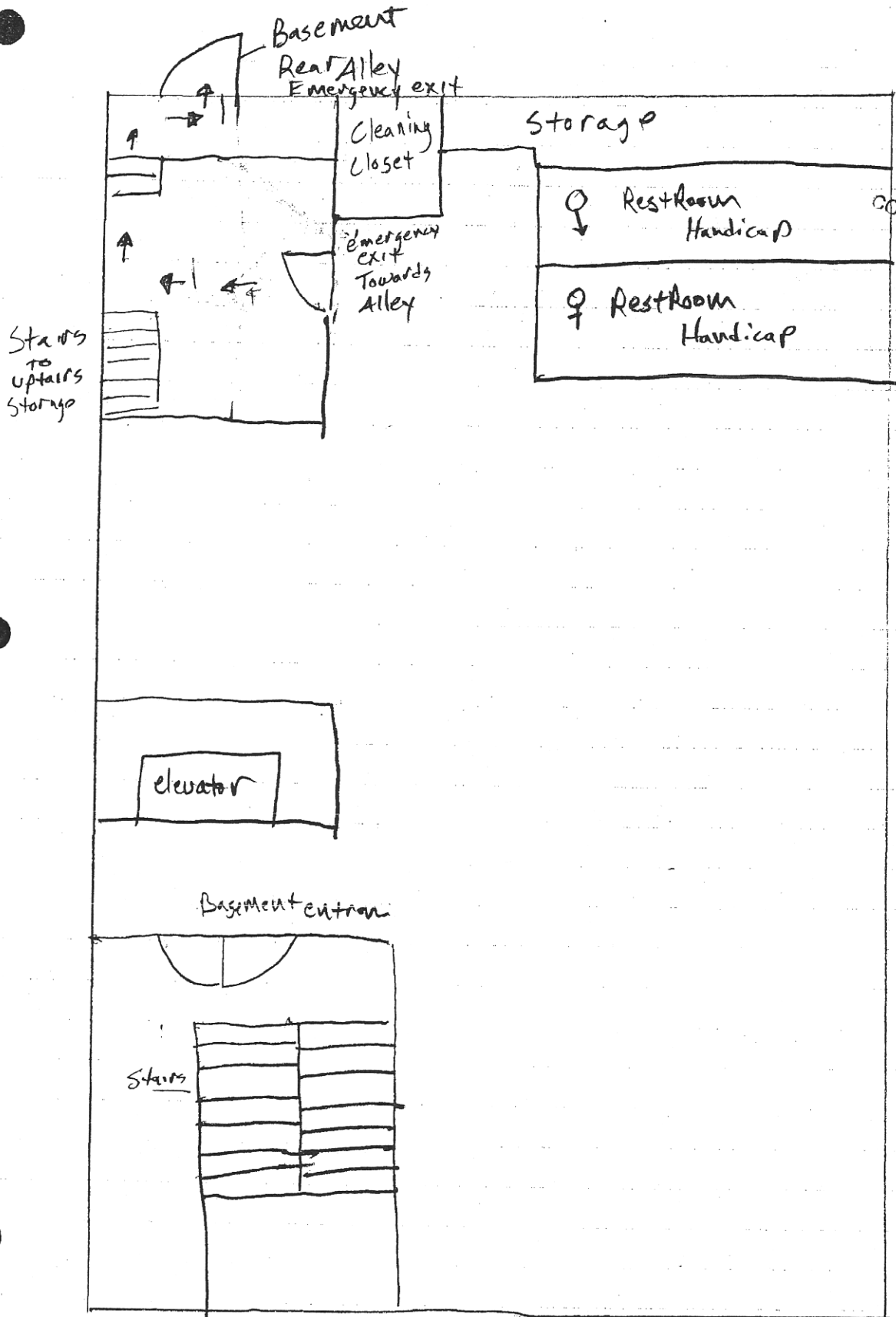
BUS 1527 - 45 mm



0800006704

Box Awesome  
BIG 05+

\* Basement  
(New Application Addition)



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MAR 27 2008

NEBRASKA LIQUOR  
CONTROL COMMISSION

~ 130'



~ 75'

Box Awesome  
815  
05+

RECEIVED

MAR 27 2008

NEBRASKA LIQUOR  
CONTROL COMMISSION  
Licenses

An explanation of the addition from

We have taken over the lease  
to the basement of the 815 05+ building.

In recent years it has been a  
reception hall.

We will be using this space in  
a similar manner.

We are requesting an extension  
of our space covered by our  
class C License. So we may  
comply with all laws governing  
alcoholic beverages.

Our wishes are that all beverages  
can be taken freely between  
the 1st Floor (now covered by license)  
back and forth to the  
Basement reception space.

## Second Lease Addendum

Whereas on this 16th day of January, 2008, the parties hereto enter into this Second Lease Addendum under that certain Lease Agreement dated the 14th day of May, 2007, and modified by Lease Addendum dated the 6<sup>th</sup> day of July, 2007, by and between Monte and Lisa Froehlich, a sole proprietorship, hereinafter called "Landlord", and Box Awesome, LLC, a Nebraska Limited Liability Company, hereinafter called "Tenant";  
WITNESSETH:

Whereas, Landlord and Tenant desire to amend and modify in certain respects, the terms, covenants, provisions, and conditions in the Lease all in the manner hereinafter specified:

Now, therefore, for the good and valuable consideration the mutual exchange and receipt of which are, by the execution and exchange hereof, acknowledged by the parties hereto, it is mutually understood and agreed by and between Landlord and Tenant that the Lease is hereby altered, modified, and amended in the following respects:

1. **PREMISES LEASED:** Effective January 21, 2008, the Premises leased shall also include Suite 1, which is the lower level.
2. **TERM:** The term of this lease shall terminate May 31, 2009.
3. **RENTAL RATE:** Tenant shall pay the rental rates as outlined below

Year	Monthly Rent	Monthly Operating	Office Build Out	Refuse	Total Monthly
2/1/08-5/31/09	2450.00	0.00	90.90	0.00	2,540.90

4. **CHARGES FOR UTILITIES:** Tenant shall cover 50% of the total building electricity cost.
5. **OTHER:** Tenant agrees to give Landlord and/or Landlord's contracted caterer access to commercial kitchen located in Suite 2. Landlord is required to provide Tenant with a minimum notice of at least three (3) weeks prior to Landlord's and/or Landlord's contracted caterer's use of kitchen. Landlord and Tenant will perform a walk through of the kitchen on February 6, 2008, to determine usefulness of equipment. Tenant will provide, at no cost to Landlord, one use per month, not to exceed four hours, of mobile public address system accompanied by a sound technician.

Except as herein modified, all other terms, conditions and covenants set forth in the Lease Agreement dated May 14, 2007, and modified by Lease Addendum dated the July 6<sup>th</sup>, 2007, shall remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum on the date first above written.

LANDLORD: Monte Froehlich

By 

LANDLORD: Lisa Froehlich

By  atty-in-fact for Lisa R Froehlich

TENANT: Box Awesome, LLC

By 

By \_\_\_\_\_

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MAR 27 2008

NEBRASKA LIQUOR  
CONTROL COMMISSION

Box Awesome  
815 Ost  
Lincoln  
1st Floor

RECEIVED

MAR 27 2008

NEBRASKA LIQUOR  
CONTROL COMMISSION

emergency  
exit

♂ RR  
Handicap

♀ RR

♂ RR

Storage

Back  
stairs

STAGE

~130'

elevator

1st floor  
entrance

Basement  
entrance

stairs

BAR

N  
↓

~25'